FILED FOR RECORD

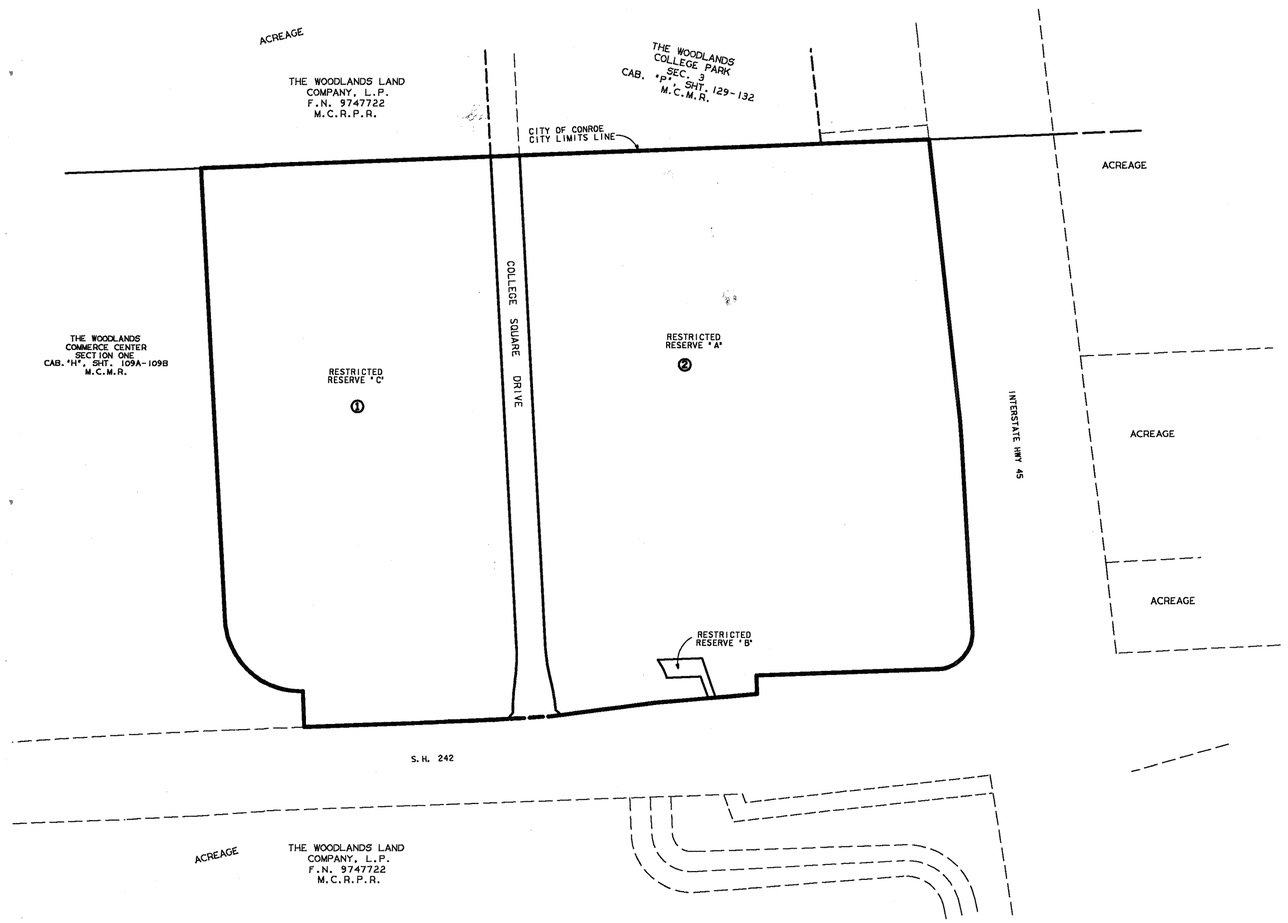
2002 SEP -9 AM 8:52

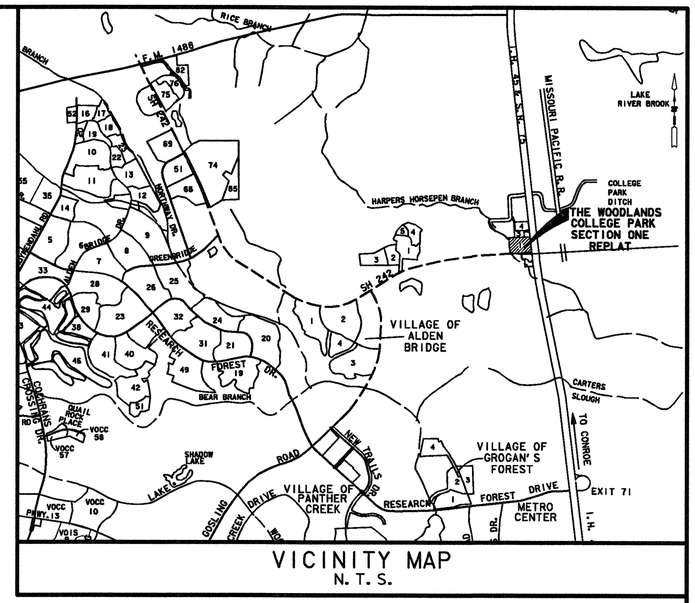
Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

N

SCALE: 1" = 300'





THE WOODLANDS
COLLEGE PARK
SECTION ONE REPLAT

BEING 72.47 ACRES AND BEING A REPLAT OF
THE WOODLANDS COLLEGE PARK SECTION ONE RECORDED IN CABINET "M"
SHEETS 55 THROUGH 58 OF THE MONTGOMERY COUNTY MAP RECORDS
AND ALSO BEING OUT OF THE GEORGE TAYLOR SURVEY, ABSTRACT 555
MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE A STREET TO PROVIDE ACCESS FROM S.H. 242 TO LANDS NORTH OF THIS PLAT.

OWNER: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
2201 TIMBERLOCH PLACE
THE WOODLANDS, TEXAS 77380

ENGINEER:

LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 500
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026

2 BLOCKS
3 RESERVES
69.48 ACRES IN RESERVE

DATE: MARCH, 2001

File # 2002092624 Cab. S Shd 154

SHEET 1 OF 4

c:\dgn\FPCPS1R.DGN
8-15-2002 14:37:05

0472-0399-006

STATE OF TEXAS
COUNTY OF MONTGOMERY

FILED FOR RECORD
2002 SEP -9 AM 8:52
Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., ACTING HEREIN BY AND THROUGH THE WOODLANDS OPERATING COMPANY, L.P., ITS AUTHORIZED AGENT, ACTING HEREIN BY AND THROUGH ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER, MICHAEL H. RICHMOND, OWNER (HEREINAFTER REFERRED TO AS "OWNER") OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS COLLEGE PARK SECTION ONE REPLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS THE WOODLANDS COLLEGE PARK SECTION ONE REPLAT, LOCATED IN THE GEORGE TAYLOR SURVEY, ABSTRACT 555, MONTGOMERY COUNTY, TEXAS AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P. ACTING HEREIN BY AND THROUGH THE WOODLANDS OPERATING COMPANY, L.P., ITS AUTHORIZED AGENT, ACTING HEREIN BY AND THROUGH ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER, MICHAEL H. RICHMOND, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS COLLEGE PARK SECTION ONE REPLAT, HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNER DOES HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM FIFTEEN (15' - 0") FEET WIDE ON EACH SIDE OF THE CENTERLINE, OF ANY AND OF ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THAT DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.

2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

FURTHER, OWNER HEREBY CERTIFIES THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF THE WOODLANDS OPERATING COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP ACTING IN ITS CAPACITY AS AUTHORIZED AGENT OF THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL H. RICHMOND, ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER, THEREUNTO AUTHORIZED, THIS THE 23rd DAY OF March, 2001.

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: THE WOODLANDS OPERATING COMPANY, L.P.
A TEXAS LIMITED PARTNERSHIP,
ITS AUTHORIZED AGENT

BY: _____
NAME: MICHAEL H. RICHMOND
TITLE: PRESIDENT AND
CHIEF EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL H. RICHMOND, PRESIDENT AND CHIEF EXECUTIVE OFFICER OF THE WOODLANDS OPERATING COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, AUTHORIZED AGENT OF THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS AN ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF March, 2001.

ELLIE D McLACHLIN
Notary Public, State of Texas
My Commission Expires
AUGUST 07, 2004

Ellie D. McLachlin
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

I, JOHN G. DAVIDSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'), AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

STATE OF TEXAS
REGISTERED
JOHN G. DAVIDSON
1792
PROFESSIONAL
LAND SURVEYOR

NAME: JOHN G. DAVIDSON
TEXAS REGISTRATION: 1792

THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF THE WOODLANDS COLLEGE PARK SECTION ONE REPLAT IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT, THIS 8th DAY OF May, 2002.

BY: _____
M. MARVIN KATZ,
CHAIRMAN

BY: _____
ROBERT M. LITKE,
SECRETARY

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

I, MARK J. MOONEY, P.E., COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS' COURT.

I FURTHER CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS' COURT, HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION TO THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

_____
MARK J. MOONEY, P.E.,
MONTGOMERY COUNTY ENGINEER

COMMISSIONERS COURT
MONTGOMERY COUNTY
TEXAS

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 19th DAY OF August, 2002.

_____
MIKE MEADOR
COMMISSIONER, PRECINCT 1

_____
CRAIG DOYAL
COMMISSIONER, PRECINCT 2

_____
ALAN B. SADLER
COUNTY JUDGE

_____
ED CHANCE
COMMISSIONER, PRECINCT 3

_____
ED RINEHART
COMMISSIONER, PRECINCT 4

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON August 19, 2002 AT _____ O' CLOCK A M. AND DULY RECORDED ON 9-9-, 2002 AT 8:52 O' CLOCK A M., IN CABINET S, SHEET 154-157, OF RECORD OF _____ FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

MONTGOMERY COUNTY COURT SEAL

Mark Turnbull
MARK TURNBULL, CLERK OF THE COUNTY COURT
MONTGOMERY COUNTY, TEXAS

BY: _____
DEPUTY

OWNER: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
2201 TIMBERLOCH PLACE
THE WOODLANDS, TEXAS 77380

THE WOODLANDS
COLLEGE PARK
SECTION ONE
REPLAT
SHEET 2 OF 4

File #2002092624 Cab. S Sht 155

c:\dgn\FPCPS1R.DGN
3-12-2001 14:16:04

0472-0399-006

P. O. C.
X = 3,116,150.4698
Y = 880,390.7364

CITY OF CONROE CITY LIMITS LINE

P. O. B.

1479.45
N 33° 42' 47" E

C4

ACREAGE

THE WOODLANDS LAND COMPANY, L.P.
F.N. 9747722 M.C.R.P.R.

1' RESERVE (SEE NOTE 12)

809.17

DANIEL F. WHILLDEN A-640

F.D. MAY A-388

GEORGE TAYLOR A-555

THE WOODLANDS COLLEGE PARK SEC. 3
CAB. "P" SHT. 129-132
M.C.M.R.

N

100 50 0 100 200

SCALE: 1" = 100'

100 YEAR FLOOD PLAIN PER LETTER OF MAP REVISION FOR THE TRADE CENTER DITCH RECIEVED FROM FEMA DATED: JUNE 26, 2002

N-86-55-30-E 40.00
S-03-04-30-E 20.00
20' S. S. E.
10' B. L.

S-03-31-33-E 40.00

15' F.P. F.N. 2000-081362 M.C.P.R.R.P.
10' U.E. F.N. 2000-081362 M.C.P.R.R.P.
5' U.E. F.N. 2000-081361 M.C.P.R.R.P.

N-86-39-13-E 674.94

THE WOODLANDS METRO CENTER M.U.D. 40' STORM SEWER EASEMENT (0.619 ACRE) F.N. 2000-081369. M.C.P.R.R.P.

N-86-59-12-E 674.63

40' STM. S. E. & D. E.

S-87-05-04-W 40.00
S-03-04-30-E 20.00
20' S. S. E.

N-86-59-12-E 40.00
S-03-29-38-E 40.00
40' STM. S. E. & D. E.

RESTRICTED RESERVE 'C'
40.78 AC. 1,776,190 SQ. FT.
(RESTRICTED TO COMMERCIAL USE ONLY)

①

N-03-04-51-W 1249.72

S-86-58-06-W 40.00
S-03-04-30-E 20.00
20' S. S. E.

N-03-04-30-W 1374.92

COLLEGE SQUARE DRIVE

S-03-04-30-E 1373.53
N-03-04-30-W 1574.43

SEE SHEET 4 OF 4 MATCH LINE ②

10' U.E. F.N. 2000-081361 M.C.P.R.R.P.
10' U.E. F.N. 2000-081362 M.C.P.R.R.P.

30' F.P. F.N. 2000-081362 M.C.P.R.R.P.

RIGHT-OF-WAY ESMT. DEDICATION

50' F.P. F.N. 2000-081362 M.C.P.R.R.P.

HIGH BANK

DRAINAGE EASEMENT (WIDTH VARIES) (31.969 ACRES) F.N. 9510140 M.C.P.R.R.P.

50' STORM SEWER EASEMENT F.N. 2000-095045 CORRECTED BY F.N. 2000-095493 M.C.P.R.R.P.

50' STM. S.E. F.N. 2000-095044 M.C.P.R.R.P.

0.552 ACRE ACCESS ESM'T F.N. 9910763 F.N. 2000-036278 F.N. 2000-081367 M.C.P.R.R.P.

S-86-55-30-E 32.50
S-03-04-30-E 20.00
20' STM. S. E.

N-86-55-30-E 40.00
S-03-04-30-E 20.00
20' STM. S. E.
40' STM. S. E. & D. E.

N-86-55-30-E 869.20

40' STM. S. E. & D. E.

THE WOODLANDS METRO CENTER M.U.D. 40' STM. SEW. ESM'T. F.N. 2000-081370 M.C.P.R.R.P.

50' STM. SEW. ESM'T. 0.092 AC. F.N. 2000-081371 M.C.P.R.R.P.

N-86-55-30-E 636.62

S-02-06-41-E 13.20

S-03-04-30-E 22.78
N-86-55-30-E 40.00
8' S. S. E.

50' U.E. F.N. 2000-081362 M.C.P.R.R.P.

S-03-31-33-E 40.00

S-86-55-29-W 32.50
S-86-55-30-W 40.00
10' S. S. E.

8' U.E. F.N. 2000-081361 M.C.P.R.R.P.

ACCESS ESMT. F.N. 2000-036277 M.C.P.R.R.P.

AMENDED RECIPR. ESMT. AGREE. F.N. 2000-081365 M.C.P.R.R.P.

10' U.E. F.N. 2000-035273 F.N. 2000-035274 M.C.P.R.R.P.

16' F.P. F.N. 2000-035274 M.C.P.R.R.P.

10' U.E. F.N. 99107628, F.N. 99107629 M.C.P.R.R.P.

15' F.P. F.N. 99107629 M.C.P.R.R.P.

ACCESS ESMT. F.N. 2000-036277 M.C.P.R.R.P.

ACCESS ESMT. F.N. 9910763 F.N. 2000-036278 M.C.P.R.R.P.

50' F.P. F.N. 99104053 M.C.P.R.R.P.

10' U.E. F.N. 99104053 M.C.P.R.R.P.

50' F.P. F.N. 99104054 M.C.P.R.R.P.

10' U.E. F.N. 99104054 M.C.P.R.R.P.

50' F.P. F.N. 99104055 M.C.P.R.R.P.

10' U.E. F.N. 99104055 M.C.P.R.R.P.

C3

UTIL. & SIGN ACCESS ESM'T. F.N. 2000-081366 M.C.P.R.R.P.

50' GULF STATES UTILITIES EASEMENT VOL. 864 P. 83 M.C.D.R.

50' F.P. F.N. 2000-035274 M.C.P.R.R.P.

UTIL. & SIGN ACCESS ESM'T. F.N. 2000-081366 M.C.P.R.R.P.

50' F.P. F.N. 99107629 M.C.P.R.R.P.

10' B. L.

25' B. L.

C1 C2 C5 C6 C7 C8

L3 L5 L7 L8

S-87-46-49-W 288.80

10' U.E. F.N. 2000-035273, F.N. 2000-035274 M.C.P.R.R.P.

15' S. S. E. F.N. 9535064 M.C.P.R.R.P.

10' U.E. F.N. 99107628, F.N. 99107629 M.C.P.R.R.P.

S-82-19-55-W 198.82

50' GULF STATES UTILITIES EASEMENT VOL. 864 P. 83 M.C.D.R.

LINE TABLE		
LINE	BEARING	DISTANCE
1	S-03-15-12-E	56.75
2	S-02-35-37-E	51.33
3	S-82-50-02-W	99.46
4	N-02-15-09-W	98.85
5	N-39-55-04-E	22.25
6	N-87-38-00-E	80.01
7	S-50-35-34-E	20.62
8	S-82-50-02-W	35.55
9	N-19-49-09-W	63.18
10	S-87-44-51-W	94.86
11	S-84-58-37-W	20.69
12	S-39-55-04-W	22.26
13	N-87-44-51-E	94.86
14	S-19-49-09-E	63.18
15	S-82-50-02-W	63.91
16	N-50-35-34-W	20.62
17	S-88-04-53-W	59.00
18	N-01-02-48-E	14.00
19	N-16-02-48-E	64.90
20	N-01-02-48-E	37.01
21	S-88-57-09-E	2.00
22	S-89-30-54-E	5.44
23	N-87-37-59-E	28.07
24	N-00-29-08-E	2.00
25	S-89-30-54-E	63.64
26	N-73-29-08-E	38.48
27	S-89-30-54-E	16.28
28	S-03-25-21-E	55.31
29	S-03-10-12-E	9.66
30	N-89-30-54-W	13.68
31	N-74-30-54-W	33.46
32	S-23-57-16-E	3.78
33	S-01-02-50-W	8.69

THE WOODLANDS
COMMERCE CENTER
SECTION ONE
CAB. "H" SHT. 109A - 109B
M.C.M.R.

CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	100.00	102.35	143.05	159.40	91°19'42"	S-42-25-02-W
2	17068.46	196.87	393.72	393.73	01°19'18"	S-87-07-10-W
3	210.00	206.99	294.83	326.83	89°10'17"	N-47-40-00-W
4	500.00	10.25	20.49	20.49	02°20'53"	N-04-15-18-W
5	500.00	42.69	85.06	85.17	09°45'34"	N-03-31-25-E
6	500.00	50.26	100.00	100.17	11°28'42"	N-02-39-51-E
7	500.00	50.26	100.00	100.17	11°28'42"	S-08-48-51-E
8	500.00	42.31	84.33	84.43	09°40'29"	S-09-42-58-E
9	17068.46	57.22	114.45	114.45	00°23'03"	S-86-39-03-W
10	177.50	28.01	55.34	55.56	17°56'07"	N-27-37-17-W
11	17068.46	139.64	279.28	279.28	00°56'15"	S-87-18-42-W
12	500.00	50.25	100.00	100.17	11°28'42"	S-02-39-51-W
13	500.00	42.69	85.06	85.17	09°45'34"	S-03-31-25-W
14	500.00	42.31	84.33	84.43	09°40'29"	N-09-42-58-W
15	500.00	50.25	100.00	100.17	11°28'42"	N-08-48-51-W
16	177.50	28.01	55.34	55.56	17°56'07"	S-27-37-17-E
17	34.00	4.48	8.88	8.90	15°00'00"	N-08-32-49-E
18	42.00	41.59	59.11	65.56	89°26'18"	N-45-45-57-E
19	25.00	26.77	36.54	40.97	93°54'27"	N-43-31-53-E
20	972.00	26.12	50.22	50.23	02°57'39"	N-04-54-10-W
21	1000.00	25.84	51.67	51.68	02°57'39"	S-04-54-11-E
22	25.00	23.69	34.39	37.92	86°54'43"	S-46-52-42-E
23	61.00	9.12	18.03	18.10	17°00'00"	N-81-59-05-E
24	86.00	11.32	22.45	22.51	15°00'00"	N-82-00-54-W
25	39.00	5.13	10.18	10.21	15°00'00"	N-82-00-54-W
26	14.00	13.86	19.70	21.85	89°26'18"	S-45-45-56-W
27	49.00	10.86	21.21	21.38	25°00'00"	S-11-27-12-E
28	51.00	11.31	22.08	22.25	25°00'00"	S-11-27-12-E

S.H. 242 (235' R.O.W.)
F.N. 9244676 M.C.R.P.R.

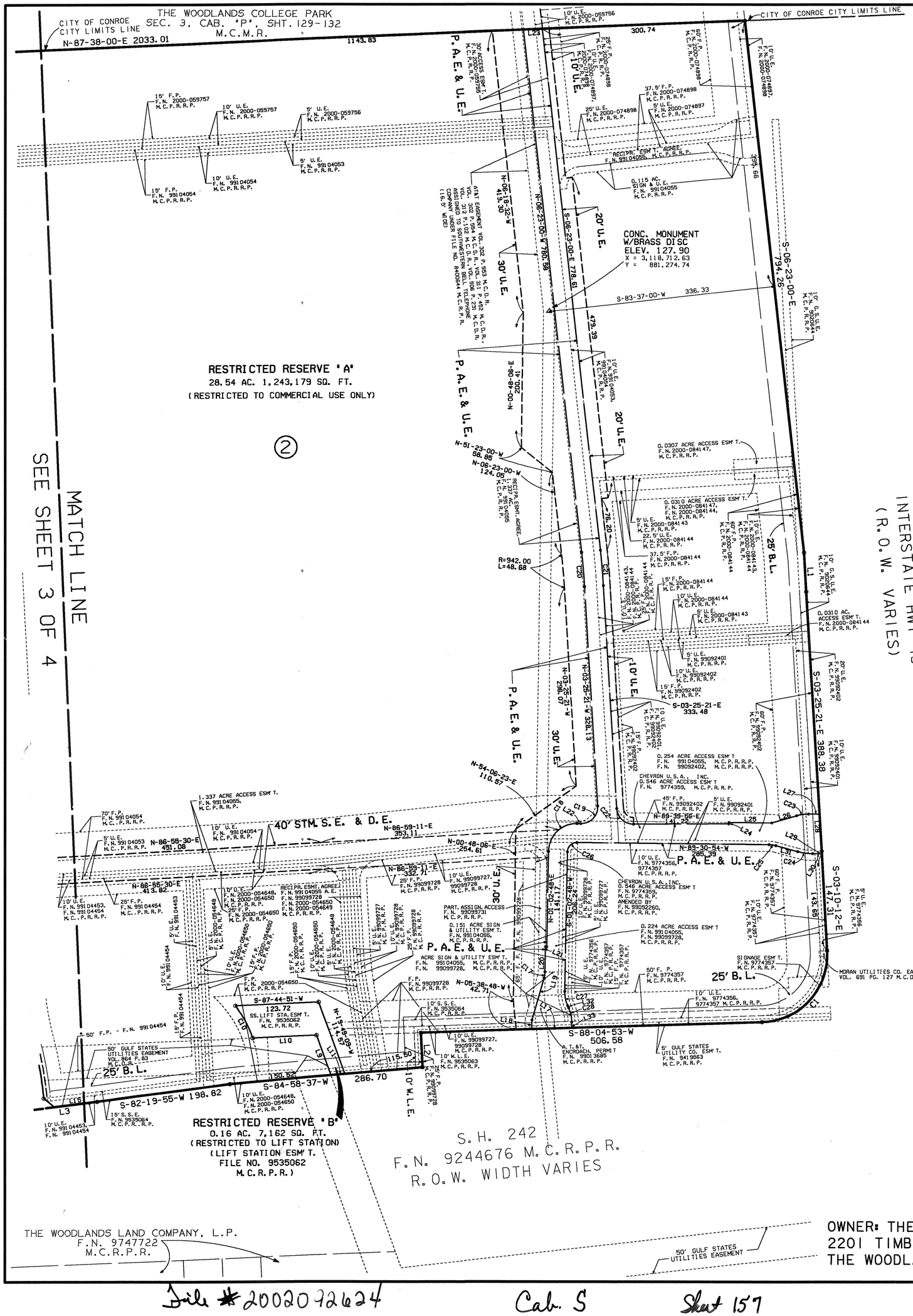
OWNER: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
2201 TIMBERLOCH PLACE
THE WOODLANDS, TEXAS 77380

THE WOODLANDS
COLLEGE PARK
SECTION ONE
REPLAT
SHEET 3 OF 4

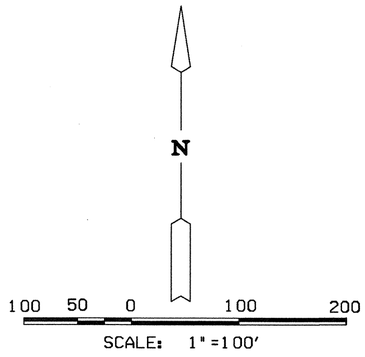
File # 20020926 24 Cab. S Shts 156

c:\dgn\FPCPS1R.DGN
8-15-2002 14:43:12

0472-0399-006



ACREAGE



GENERAL NOTES

1. D.E. INDICATES DRAINAGE EASEMENT. DRAINAGE EASEMENT SHALL HEREBY BE RESTRICTED TO KEEP CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
2. B.L. INDICATES BUILDING LINES.
3. S.S.E. INDICATES SANITARY SEWER EASEMENT.
4. STM. S.E. INDICATES STORM SEWER EASEMENT. MAINTAIN DRAINAGE BENEATH FENCES (MIN. 5' SQ. FT.) AND AROUND OTHER OBSTRUCTIONS THAT WOULD OTHERWISE INTERRUPT THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
5. 10' D.E. INDICATES DRAINAGE EASEMENT FOR SIDE LOTS. MAINTAIN DRAINAGE BENEATH FENCES (MIN. 5' SQ. FT.) AND AROUND OTHER OBSTRUCTIONS THAT WOULD OTHERWISE INTERRUPT THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
6. W.L.E. INDICATES WATER LINE EASEMENT.
7. U.E. INDICATES UTILITY EASEMENT.
8. ALL UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE NOTED.
9. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE.
10. THIS SURVEY IS NOT TIED INTO THE OFFICIAL CITY OF HOUSTON SURVEY SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 69-1978, BECAUSE A CITY OF HOUSTON SURVEY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2,000 FEET OF THIS PROPERTY.
11. 100-YEAR FLOOD FREQUENCY ELEVATION OF 128.28' PER CLOMR LETTER DATED FROM FEMA AS OF FEBRUARY 04, 1998.
12. 1' ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
13. P.A.E & U.E. INDICATES PERMANENT ACCESS EASEMENT AND UTILITY EASEMENT.
14. F. P. INDICATES FOREST PRESERVE.
15. 10' U.E. ALONG FRONT AND REAR PROPERTY LINES AND 5' U.E. ALONG SIDE PROPERTY LINE IMPOSED BY DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED UNDER FILE NUMBER 9357930, MONTGOMERY COUNTY PUBLIC RECORDS OF REAL PROPERTY FOR EACH LOT.
16. RECIPROCAL EASEMENT AGREEMENT RECORDED IN FILE NO. 2000-084147 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS WAS CORRECTED IN FILE NO. 2001-022616.
17. UTILITY EASEMENT DATED JUNE 26, 2001, RECORDED UNDER CLERK'S FILE NO. 2001-059611 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND MURPHY OIL, USA, INC.
18. EASEMENT FOR TELECOMMUNICATIONS FACILITIES AS GRANTED BY WOODFOREST NATIONAL BANK TO TXU COMMUNICATIONS COMPANY BY INSTRUMENT DATED JULY 23, 2001, RECORDED UNDER CLERK'S FILE NO. 2001-069665 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
19. EASEMENT TO ENTERGY GULF STATES, INC., BY INSTRUMENT DATED AUGUST 24, 2001, RECORDED UNDER CLERK'S FILE NO. 2001-081164 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
20. ASSIGNMENT AND ASSUMPTION OF ENCROACHMENT PERMIT DATED SEPTEMBER 17, 2001, RECORDED UNDER CLERK'S FILE NO. 2001-099494 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, BETWEEN CHEVRON PRODUCTS COMPANY AND BK8227, LTD.
21. DRAINAGE EASEMENT 15 FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ALL NATURAL DRAINAGE COURSES AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET M, SHEETS 55 THROUGH 58 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND AS WILL BE IMPOSED BY THE PROPOSED REPLAT.
22. WATER LINE EASEMENT RECORDED UNDER CLERK'S FILE NO. 2002-072779. OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

ACREAGE

RESERVES

RESERVE	ACREAGE	SQ. FT.	TYPE
A	28.54	1,243,179	RESTRICTED TO COMMERCIAL USE ONLY
B	0.16	7,162	RESTRICTED TO LIFT STATION
C	40.78	1,776,190	RESTRICTED TO COMMERCIAL USE ONLY
TOTAL	69.48	3,026,531	----------

OWNER: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
2201 TIMBERLOCH PLACE
THE WOODLANDS, TEXAS 77380

THE WOODLANDS COLLEGE PARK SECTION ONE REPLAT SHEET 4 OF 4

0472-0399-006

c:\dgn\FPCPS1R.DGN
8-15-2002 14:43:50

File # 2002072624 Cab. S Sheet 157